

SIMULTANEOUS PUBLIC & ONLINE AUCTION

McCook County Land Auction

100 Acres---Jefferson Twp---Salem Area

Tuesday, Nov. 30th-1:00 P.M.

(Sold from the Salem Armory)

Online Bidding:

Starts Nov. 26th and Closes Nov. 30th at the end of live event

To Register and Bid Online--- go to HansenAuction.nextlot.com

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Simultaneous Public and Online McCook County Land Auction

100 Acres---Jefferson Twp.—Salem Area

We will offer the following at **Live Public Auction with Online Simulcast Bidding** to be sold from **The Salem Armory** located in the Northeast corner of Salem, S.D at **720 North Peck**. The land being sold is located at the **Corner of 257th. Street and 433rd. Avenue**. From the **Spencer Exit on I-90** go one half mile South to 257th Street then 2 miles East or from the **Bridgewater Exit on I-90** go one half mile South to 257th Street then 2 miles West---this puts you at the NW corner of the property.

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Tract 1: Selling 100 Taxable Acres M/L--The NW ¼ of Section 10-102-56 Except the SW4NE4 & the S2NW4 & the NW4SE4 & the N2SW4 thereof. According to FSA information this tract has approximately **95.60 Cropland acres** with the balance in lowland grasses and road right of way. According to AgriData this tract has a weighted average **Productivity Index of approx. 80.00** with the prominent soils being powerful **Clarno-Bonilla Loams**---these are some of the best soils we have in the county. This property lays well, looks great and is located adjacent to a very scenic USFW Wildlife Production Area. Approximately 70 acres of this tract does carry a USFW wetland (can't drain , fill or burn) easement. The is a beautiful piece of farmland in a great farming community that anyone would be proud to own. Taxes are \$2,351.70.

Terms & Conditions: A **10% nonrefundable** down payment is due sale day with the balance due in full at closing on or before **Dec. 28, 2021**. Title insurance and title company closing fee split equally between seller and buyer. Bidders are required to do their own due diligence in every respect as the property is being sold as is with no guarantees of any kind other than clear and marketable title. Full possession and right to farm for the 2022 crop year to the buyer at closing. **View all maps and pictures online at HansenAuction.com**. See you at the auction and come prepared to buy. **Thanks!!**

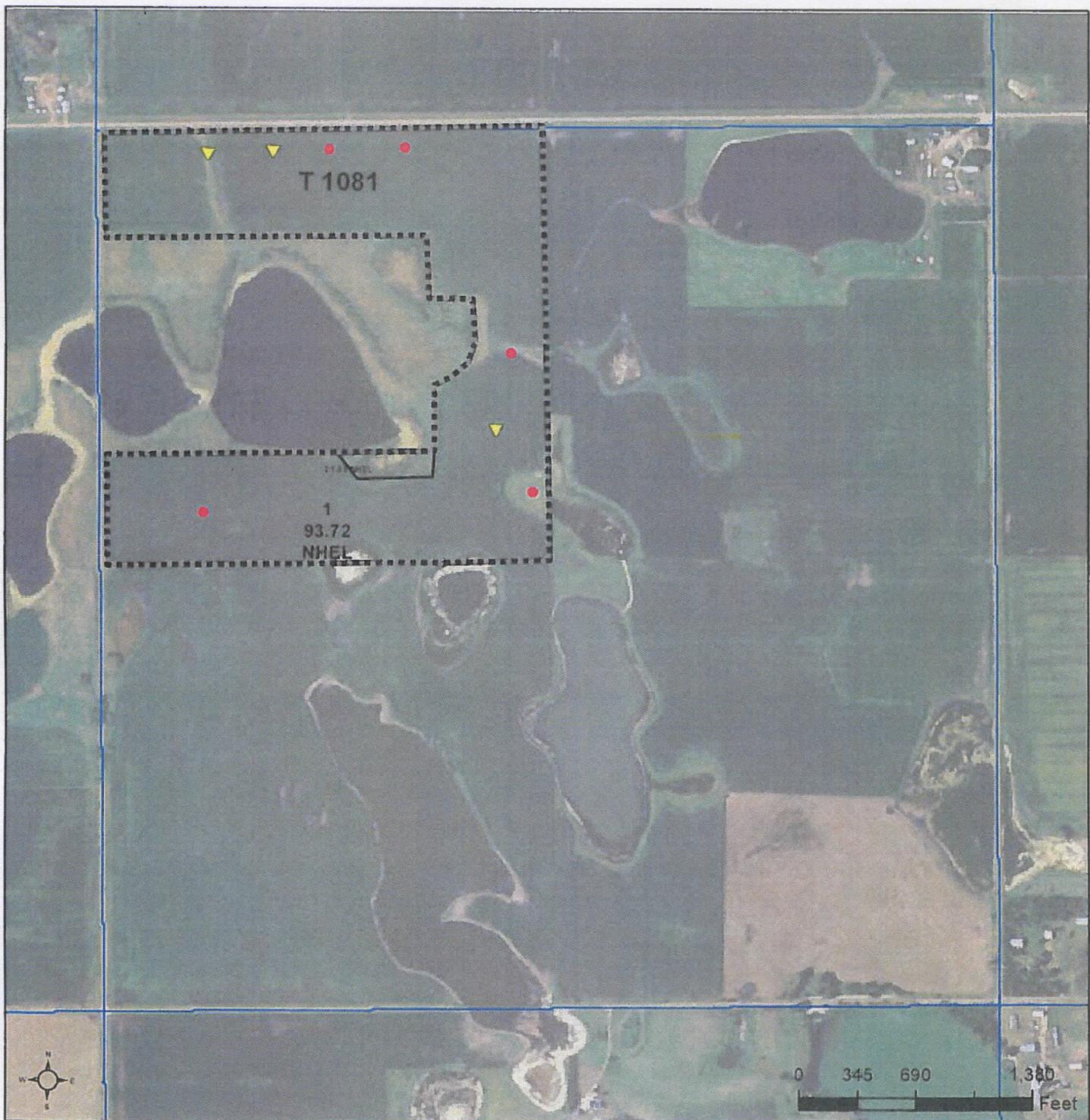
**Mary Franey Trust
Anne Smith – Trustee**

**Hansen Land & Auction Company
Bob Hansen – Forrest Miller
605-360-2608 --- www.HansenAuction.com**



United States
Department of
Agriculture

McCook County, South Dakota



Common Land Unit PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation
Compliance Provisions

2021 Program Year

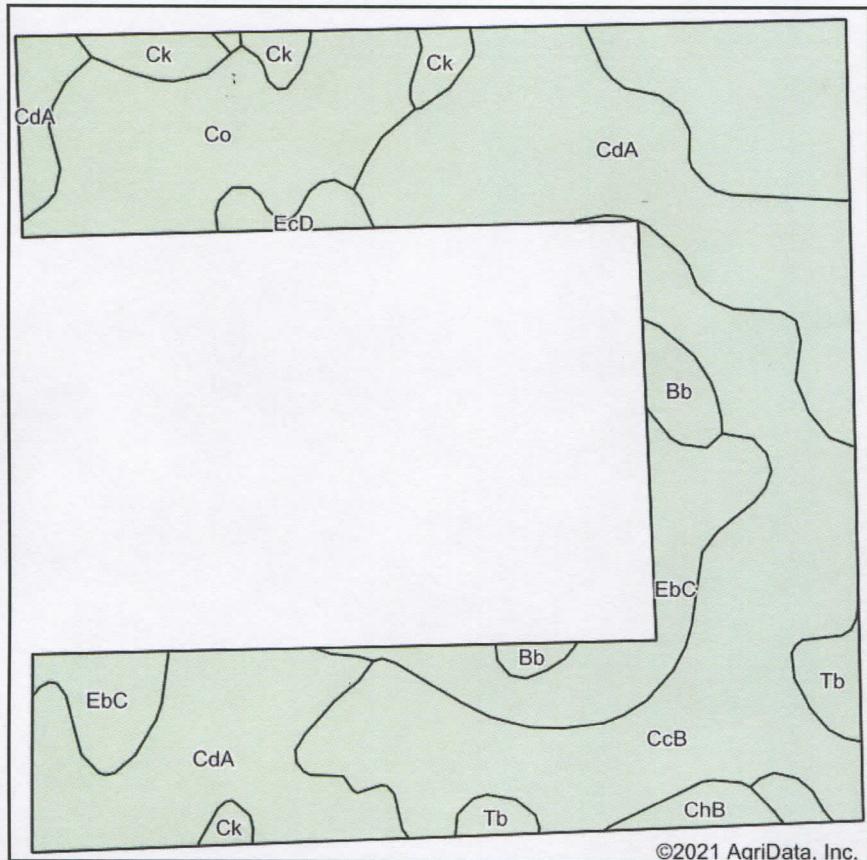
Map Created April 19, 2021

Farm 714

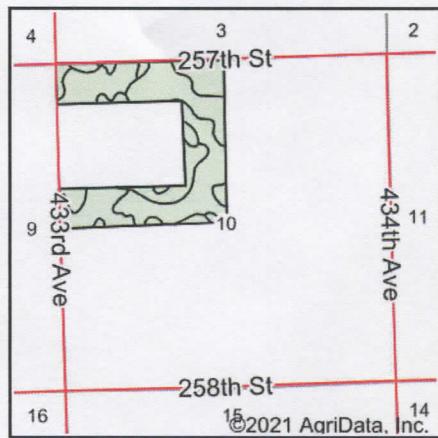
10 -102N -56W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **10-102N-56W**
 Township: **Jefferson**
 Acres: **100**
 Date: **10/22/2021**

Maps Provided By:
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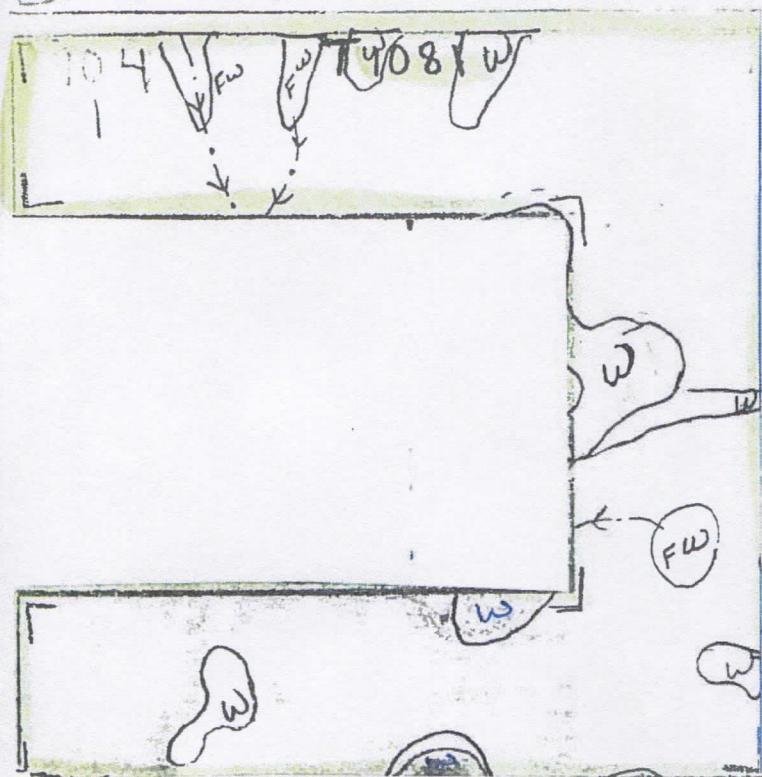
Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	32.77	32.8%	IIc	88		
CcB	Clarno loam, 2 to 6 percent slopes	25.84	25.8%	IIe	82		
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	21.23	21.2%	IIc	82		
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	10.34	10.3%	IIIe	69		
Ck	Crossplain clay loam	3.21	3.2%	IIw	77	73	28
Bb	Baltic silty clay loam, ponded	2.08	2.1%	VIIw	12	5	1
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.04	2.0%	IVw	56		
EcD	Ethan-Betts loams, 9 to 15 percent slopes	1.25	1.2%	Vle	30		
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	1.24	1.2%	IIe	78		
Weighted Average					2.32	79.8	2.4
							0.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOT TO SCALE



FARM: 714

South Dakota

U.S. Department of Agriculture

Prepared: 10/14/21 8:20 AM

McCook

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

TUSHA AG INC

Farms Associated with Operator:

683, 717, 1679, 2308, 4208, 5334, 6661, 6663, 6664, 6665, 7604

ARC/PLC GII/F Eligibility: Eligible**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
95.6	95.6	95.6	0.0	0.0	0.0	0.0	0.0	Active	1
<hr/>									
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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	95.6	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	46.1	162	0.00
SOYBEANS	46.1	39	0.00
Total Base Acres: 92.2			

Tract Number: 1081 **Description:** CB N N NW10;S S NW10;SE NE NW 10;NE SE NW10 102 56**FSA Physical Location :** McCook, SD**ANSI Physical Location:** McCook, SD**BIA Range Unit Number:****HEL Status:** NHEL: no agricultural commodity planted on undetermined fields**Wetland Status:** Tract contains a wetland or farmed wetland**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP		
95.6	95.6	95.6	0.0	0.0	0.0	0.0	0.0		
<hr/>									
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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	95.6	0.0	0.0	0.0				
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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction						
CORN	46.1	162	0.00						
SOYBEANS	46.1	39	0.00						
Total Base Acres: 92.2									

Owners: MARY A FRANEY REVOCABLE LIVING TRUST

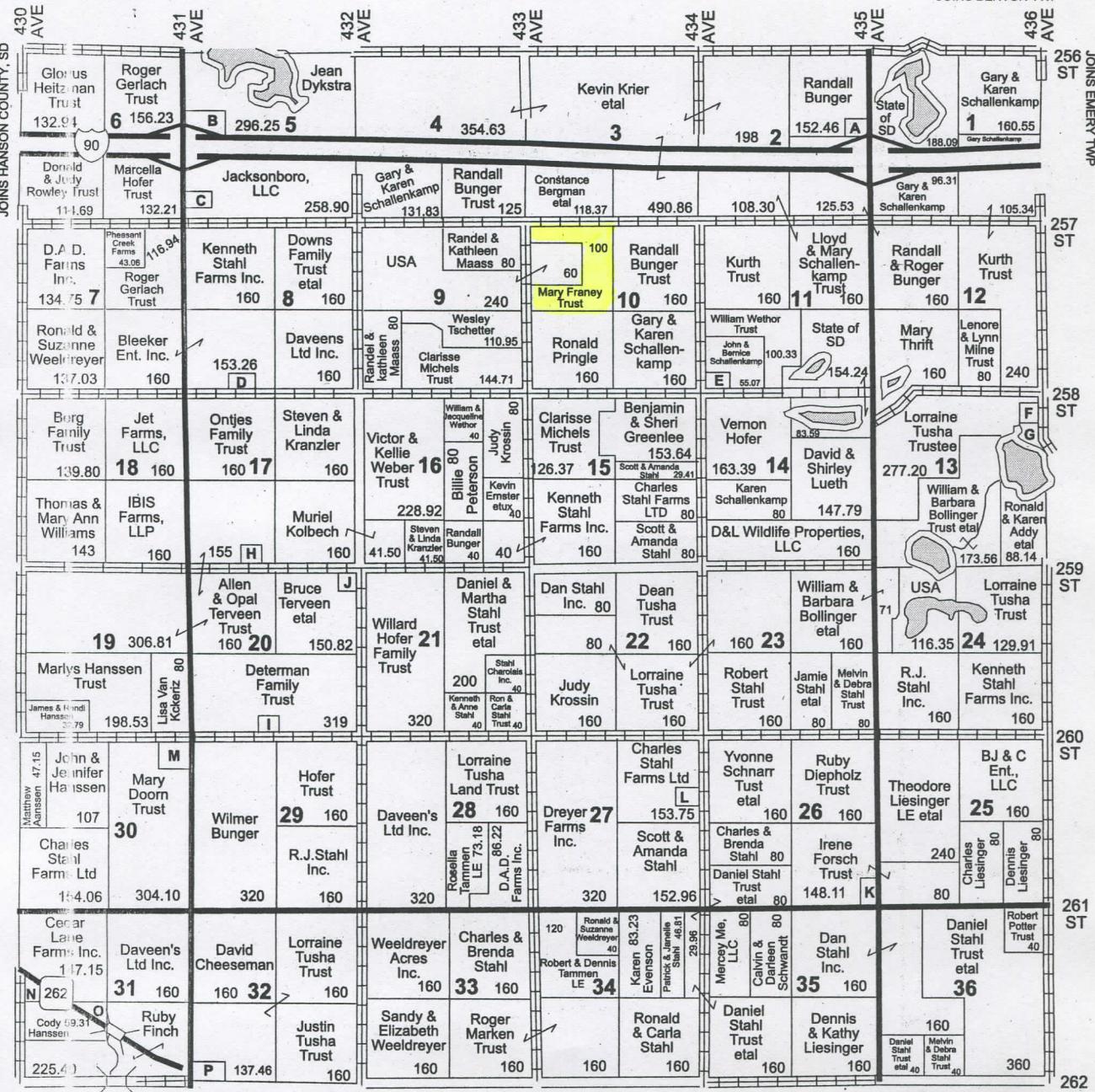
JEFFERSON TWP

T 102 N

LAND OWNER

R 56 W

JOINS BENTON TWP



Small Tracts

- | | | | |
|--------------|--|--------------|-----------------------------------|
| Section 2 A | Kyle Brunken - 9.50 | Section 17 H | Joshua Terveen - 5 |
| Section 5 B | Randall Kuyper & Dennis Rowley - 25.50 | Section 20 I | Richard Determan - 42.43 |
| | C Ports Petroleum Co. Inc. - 12 | | J Chad Weeldreyer - 9.18 |
| Section 8 D | Quinton Johnson - 6.74 | Section 26 K | Jeanette Ross - 11.89 |
| Section 11 E | Laura & Zachary Weisenburger - 10.33 | Section 27 L | Jason & Melody Bailey - 6.25 |
| Section 13 F | SD Game, Fish & Parks - 26.42 | Section 30 M | Scott & Amanda Stahl - 15 |
| | G Donald Bauerle - 5.94 | Section 31 N | Richard Langner et al - 5 |
| | | | O Cargill Inc. - 16 |
| | | Section 32 P | Howard & Cheryl Trautmann - 17.93 |

R 56 W	R 55 W	R 54 W	R 53 W
PEARL	SUN PRAIRIE	BROOKFIELD	RAMSEY
BENTON	SALEM	RICHLAND	MONTROSE
JEFFERSON	EMERY	CANISTOTA	GREENLAND
BRIDGEWATER	UNION	GRANT	SPRING VALLEY